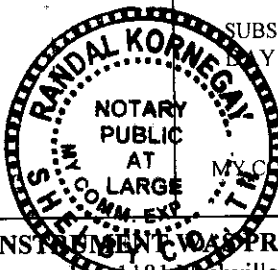


|   |  |   |  |
|---|--|---|--|
| <b>WARRANTY DEED</b>  |  | STATE OF TENNESSEE<br>COUNTY OF SHELBY<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS<br>GREATER, FOR THIS TRANSFER IS \$86,000.00  |  |
| 5/21/07 3:09:12<br>BK 558 PG 744<br>DEOTO COUNTY, MS<br>W.E. DAVIS, CH CLERK  |  | <p style="text-align: right;"><i>[Signature]</i><br/>Affiant</p> <p style="text-align: right;">SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST<br/>DAY OF MAY, 2007.</p> <p style="text-align: right;"><i>[Signature]</i><br/>Notary Public<br/>MY COMMISSION EXPIRES: 5/13/07<br/>(AFFIX SEAL)</p> |  |
|    |  |   |  |
| <p style="text-align: center;"><b>THIS INSTRUMENT WAS PREPARED BY</b><br/> Accurate Title &amp; Escrow, Inc., 1110 Nashville Pike, Gallatin, TN 37066 <i>mm-07-0422</i></p> |  |   |  |
| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>Anthony Russell<br>(NAME)<br>7606 Cherry Valley Blvd.<br>(ADDRESS)<br>Southaven, MS 38671<br>(CITY) (STATE) (ZIP)                       |  | SEND TAX BILLS TO:<br>First Franklin Loan Services<br>(NAME)<br>150 Allegheny Center Mall<br>(ADDRESS)<br>Pittsburgh, PA 15212<br>(CITY) (STATE) (ZIP)  |  |
| MAP-PARCEL NUMBERS<br>10882705-2678   |  |   |  |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Daniel W Atchison and wife, Mitzi G Atchison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Russell unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DESOTO COUNTY, STATE OF ~~TENNESSEE~~ *Mississippi*, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 2678, Section M, Southaven West Subdivision, in Section 27, Township 1 South, Range 8 West, in the City of Southaven, Desoto County, Mississippi, as shown by plat thereof recorded in Plat Book 4, pages 52-53, in the office of the Chancery Clerk of Desoto County, Mississippi.

Being the same property conveyed to Daniel W Atchison and wife, Mitzi G Atchison by Warranty Deed from James E Atchison, dated 06/12/1984 of record as Book 171, page 771 Register's Office for DeSoto County, Mississippi.

Property Address: 7606 Cherry Valley  
Southaven, Mississippi 38671

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property, and taxes for the current year which have been prorated and paid by the seller herein.

unimproved ☒

This is improved ☐ property, known as

7606 Cherry Valley Blvd., Southaven, MS 38671

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

*Grantors:*  
Daniel W. Atchison and Mitzi G. Atchison  
8448 Boonville  
Southaven MS 38671  
662-393-9300  
n/a

*Grantees:*  
Anthony Russell  
7606 Cherry Valley  
Southaven MS 38671  
901-786-0799  
662-342-4112

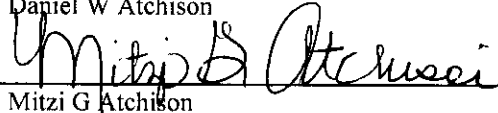
*Accurate Title*  
*gm*

Witness our hands this 1st day of May, 2007.

BK 558 PG 745



Daniel W Atchison



Mitzi G Atchison

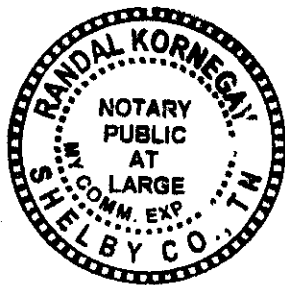
STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, the undersigned Notary Public, personally appeared, Daniel W Atchison and wife, Mitzi G Atchison who are known to me on the basis of satisfactory evidence, and who acknowledged that 74 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5/1/2007

Commission expires: 5/3/07



  
Notary Public